



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 05/03/2010

Minutes of Monday, May 3, 2010
Approved June 7, 2010

Second Floor Conference Room, Town Hall

Members Present:
Bruce Fitzsimmons
Chris Loreti, Chairman
Roland Chaput
Ed Tsoi

Also Present: Carol Kowalski, Director of Planning & Community Development and several members of the public.

The Chairman called the meeting to order and took up the matter of reappointing the Symmes Neighborhood Advisory Committee (SNAC). Mr. Fitzsimmons moved to appoint Janice Bordman through October 26, 2010. Mr. Tsoi seconded the motion and the motion passed 4-0-0.

Mr. Fitzsimmons then moved to reappoint Lisa Larczyk through October 26, 2010. Mr. Tsoi seconded the motion and the motion passed 4-0-0. Ms. Kowalski was asked to request that the Town Clerk notify Janice Bordman and Lisa Lazarczyk of their reappointment.

Turning to the matter of Symmes, Mr. Loreti noted the letter from the Arlington Housing Authority disapproving of the Timber Ridge proposal not to provide affordable housing at Symmes. Ms. Kowalski was asked to update the Board on Timber Ridge's idea of having a third party contribute an additional \$1 million payment towards off-site affordable housing, having Timber Ridge pursue all the permits, and having the third party assume Timber Ridge's position at the closing of the sale, and the third party would then develop the property. The Board was concerned about the ability to vet the third party if they were not the party pursuing the permitting and revisions to the LDA. Mr. Loreti added that there was also language in the LDA that could prevent "flipping" the real-estate. Michele Barry, a member of SNAC, asked to comment, and opined that the JPI plan has been down-graded to a rental to keep JPI involved in a down economy. She said she felt that Timber Ridge's concept would produce more revenue for the Town and would fit better with the neighborhood. She urged the board not to over-subscribe to a much-amended permit. Beth-Ann Friedman, also a member of SNAC, added that the idea of the bylaw was not to put low-income people in luxury homes.

The Board then briefly discussed Town Meeting Member Paul Schlichtmann's substitute motion on the Symmes resolution, and did not support it.

The Board then took up the matter of the Board of Survey regulations, noting that the draft was still not final, and needed further editing. Ms. Kowalski would provide an edited draft.

Mr. Loreti asked the Board for comments for the ARB report to the ZBA on the former Brigham's site. He asked Ms. Kowalski to contact the ZBA Chairman regarding her suggestion for a joint site visit for the two boards.

The meeting was recessed at 8:00 pm and the Board moved to the Town Hall Auditorium to attend Town Meeting.

Respectfully submitted,
Carol Kowalski
Secretary ex officio